



**The Town of Monson
Zoning Board of Appeals
110 Main Street
Monson, MA 01057**

**413-267-4111
Fax 267-4108**

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OCT 27 2021

TOWN CLERK, MONSON, MA

**REVISED MEETING AGENDA THURSDAY, OCTOBER 28TH, 2021 7:00 PM
TOWN OFFICE BUILDING, SELECTBOARD MEETING ROOM
110 MAIN STREET, MONSON**

The listings of matters are those reasonably anticipated, by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

7:00 PM - *(Continued from September 23rd, 2021)* On the appeal of the Monson Zoning Enforcement Officer's decision for James O'Connell of 1F Whitney Ave Monson, MA to keep honey bees on his parcel. The appeal was filed by Roxanne Gunther of 69 May Hill Rd., Monson, MA. A copy of all materials related to the appeal are on file with the Monson Building Department and can be viewed by appointment during normal business hours.
Advertised Palmer Journal 09/09/2021 & 09/16/2021

7:10 P.M. *(Continued from September 23rd, 2021)* On the application of Westview Holdings, LLC for a Special Permit requesting an extension of an existing non-conforming use. The applicant intends to use the parcel for the continued use of a farm stand/ restaurant with an extended use to serve alcohol and expand outside seating. The location is 107-109 East Hill Road Monson, Map 152 Parcel 15 in the Residential Rural district.
Advertised Palmer Journal 09/09/2021 & 09/16/2021

7:20 P.M. On the application of CPD Group Management Corp. for a Special permit requesting the enlargement or alteration of a non-conforming use within the Water Supply Protection District. The applicant intends to construct a new convenience store, install gasoline pumps, and repave & regrade the existing parking lot in order to provide proper stormwater management that is in compliance with MassDEP Stormwater Standards. The location is 27 Palmer Road, Monson, MA, Map 112 Parcel 90, owned by Leemilt's petroleum Inc. / Getty Realty Corp., in the General Commercial district and the Water Supply Protection District. A copy of the application is on file with the Zoning Board and available for viewing during regular office hours.

Advertised Palmer Journal 9/30/2021 & 10/7/2021

7:30 P.M. On the application of Mark L. Hunter for a variance from the requirements of Section 3.2, Table 2, Dimensional & Density Regulations, of the Monson Zoning Bylaws. The applicant is seeks to install a 14' x 24' garage that will violate the required front setbacks. The property is located at 351 Cedar Swamp Road, Map 128 and Parcel 8-F, and is zoned Rural Residential.

Informal Discussion

Lot #7 on Hilltop Drive – Informal Discussion about get a variance to build a house on this property. The frontage of this lot is 168ft.

Other Business:

Approval of 09/23/2021 minutes

Correspondence

Bill Schedule for Postage \$76.43

Bill Schedule for Turley Publications. Inc \$ 139.48

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Respectfully Submitted,
Penny L. Gustafson
Zoning Board of Appeals, Clerk

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OCT 27 2021 *4/1 pm*



**The Town of Monson
Zoning Board of Appeals
110 Main Street
Monson, MA 01057**

TOWN CLERK, MONSON, MA

LEGAL NOTICE

In accordance with Chapter 40A, M.G.L. s11, the Monson Zoning Board of Appeals will hold a Public Hearing Thursday October 28th, 2021 at 7:20 P.M. at Monson Town Hall 110 Main St. Monson, Ma 01057 on the application of Leemilt's petroleum Inc. / Getty Realty Corp., for a Special Permit requesting the enlargement or alteration of a non-conforming use within the Water Supply Protection District .The applicant intends to construct a new convenience store, install gasoline pumps, and repave & regrade the existing parking lot in order to provide proper stormwater management that is in compliance with MassDEP Stormwater Standards. The location is 27 Palmer Road, Monson, MA, Map 112 Parcel 90, owned by Leemilt's petroleum Inc. / Getty Realty Corp., in the General Commercial district and the Water Supply Protection District. A copy of the application is available for review with the Monson Zoning Board of Appeals.

David Beaudoin, Chairman

Advertised Palmer Journal 10/07/2021 & 10/14/2021

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LEGAL NOTICE

In accordance M.G. L Chapter 40A § 11 the Monson Zoning Board of Appeals will hold a Public Hearing, Thursday October 28th, 2021 at 7:30 P.M. at the Monson Town Hall 110 Main St. Monson, Ma 01057 on the application of Mark L. Hunter for a variance from the requirements of Section 3.2, Table 2, Dimensional & Density Regulations, of the Monson Zoning Bylaws. The applicant is seeks to install a 14' x 24' garage that will violate the required front setbacks. The property is located at 351 Cedar Swamp Road, Map 128 and Parcel 8-F, and is zoned Rural Residential.

David Beaudoin, Chairman

Advertised Palmer Journal Register October 14th & 21st, 2021.